

645

MADISON

**THE PLAZA DISTRICT'S
NEXT PREMIER OFFICE
DESTINATION**



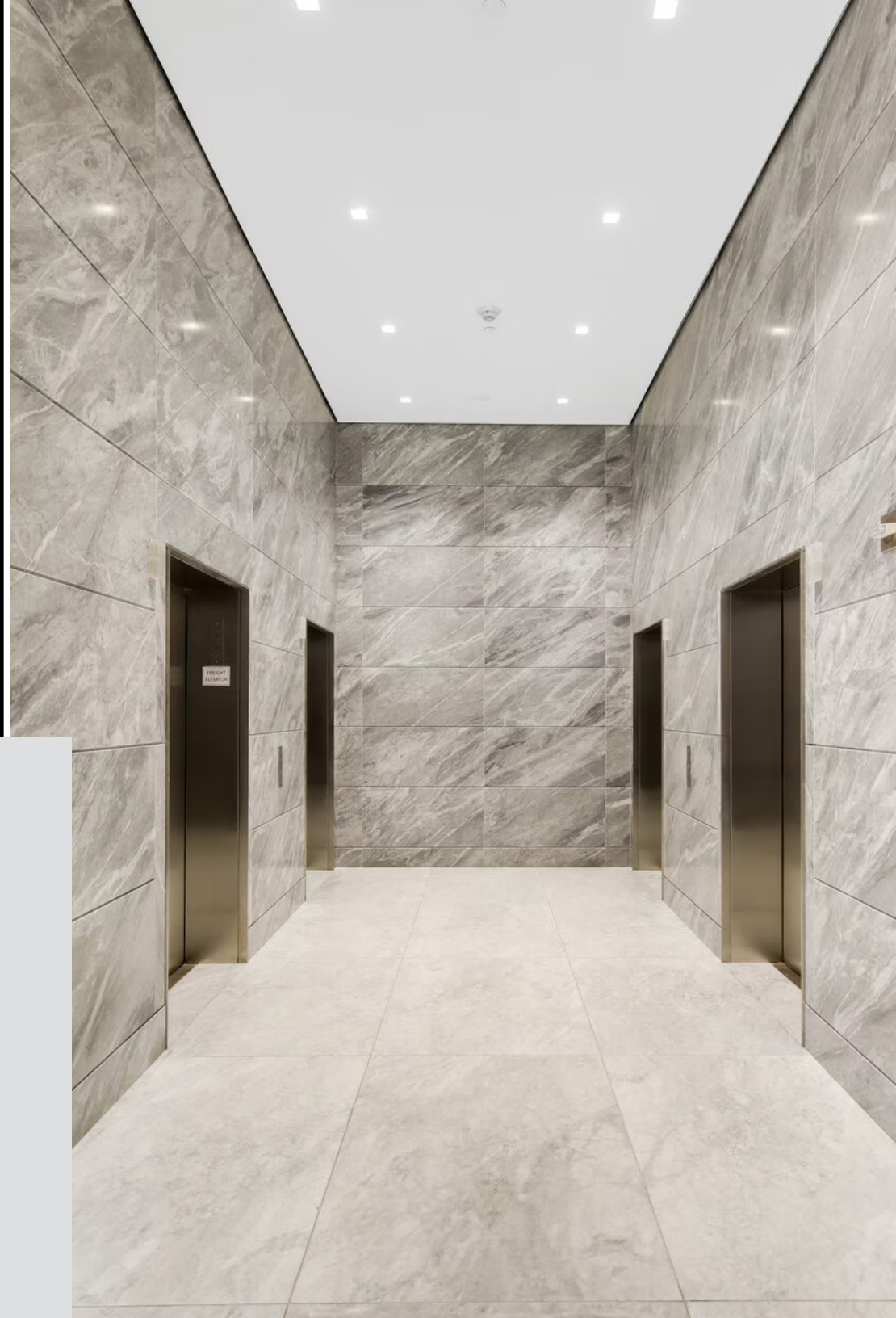
A DISTINGUISHED MADISON AVENUE OFFICE ADDRESS

645 Madison Avenue offers a collection of office opportunities at the corner of Madison and East 60th Street, within Manhattan's prestigious Plaza District. The property combines efficient floor plates, flexible suite configurations, excellent natural light, and select Central Park views with immediate access to Fifth Avenue, luxury retail, world-class hospitality, dining, wellness, and transportation.

Positioned at the northern gateway to Midtown's premier business district, the building is surrounded by leading financial institutions, family offices, medical and wellness practices, luxury brands, and professional service firms.

Building Highlights:

- Full floor opportunities starting at 6,950 SF
- Committed ownership willing to deliver customized , move in ready installations
- New amenity floor and lobby
- Excellent transit connectivity
4 5 6 F N Q R W
- Central Park views on every floor



A TRANSFORMED ARRIVAL EXPERIENCE IS COMING

Ownership is investing in a **comprehensive lobby renovation and new amenity floor**, creating a more elevated, modern experience for tenants and visitors alike.

The planned improvements will introduce a **refreshed lobby environment** and a **dedicated amenity floor designed to enhance the everyday workplace experience**. Renovations are moving forward, with additional amenity-floor details and visuals coming soon.

WARM HOSPITALITY TRANSFORMATION

A refreshed building. Elevated amenities. An enhanced tenant experience — underway.



Select spaces at 645 Madison Avenue offer sweeping views of Central Park and the iconic Plaza District skyline.

AN OFFICE PERSPECTIVE DEFINED BY CENTRAL PARK

Select availabilities at 645 Madison Avenue capture spectacular views of Central Park and the renowned Plaza District skyline.

With floor-to-ceiling natural light, world-class views, and immediate access to the city's most iconic green space, every workday is elevated by an address that defines the best of Manhattan.

645 MADISON AVENUE

NEW YORK, NY 10022 | MIDTOWN

AMENITY



CONCEPTUAL RENDERING



645 MADISON

Ceiling Heights
11' 1"

Possession
Immediate

Asking Rents
Upon Request

Transportation



SIZE

Floor	Available Space	Divisible
5th Floor	3,000 - 11,038 SF	Yes
12th Floor	6,960 SF	-
* 13th Floor	5,091 SF	-
14th Floor	6,952 SF	-
15th Floor	1,763 - 6,952 SF	Yes
PH/22nd Floor	6,960 SF	-

*Partial Floor



A PREMIER GLOBAL BUSINESS AND RETAIL CORRIDOR

SURROUNDED BY LEADING COMPANIES & INSTITUTIONS

FINANCIAL & PROFESSIONAL

BLACKROCK



CHUBB®

osaic



HEALTHCARE & WELLNESS



LUXURY RETAIL

TIFFANY & CO.

BERGDORF
GOODMAN

LOUIS VUITTON

Cartier

Saks
Fifth
Avenue

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ABOVE IT ALL THE PENTHOUSE AT 645 MADISON

The 22nd Floor Penthouse at 645 Madison Avenue offers a distinctive full-floor office opportunity with exceptional natural light and expansive views across Central Park and the Manhattan skyline. The space features a high-end existing installation with private offices, conference rooms, built-in workstations, a pantry, and executive meeting areas, complemented by floor-to-ceiling windows and refined wood finishes throughout. With a sophisticated layout and dramatic corner exposures, the penthouse provides a highly functional, move-in-ready environment in one of Manhattan's most prestigious commercial corridors.

APPROXIMATE SIZE

6,960 SF



FLOOR PLANS – PH/22ND FLOOR



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Close proximity to Central Park, Fifth Avenue, The Plaza Hotel, Bergdorf Goodman, The St. Regis New York, The Peninsula New York, The Whitby Hotel, The Museum of Modern Art (MoMA), Rockefeller Center, and multiple subway lines including the N, R, W, F, Q, 4, 5, and 6 trains.

Area Retail: Akris, Alexander McQueen, Brunello Cucinelli, Burberry, Cartier, Chanel, Chopard, Dolce & Gabbana, Ermenegildo Zegna, Ferragamo, Giorgio Armani, Graff, Gucci, Harry Winston, Hermès, Jimmy Choo, Louis Vuitton, Moncler, Oscar de la Renta, Prada, Ralph Lauren, Saint Laurent, Tiffany & Co., Tom Ford, Valentino, Van Cleef & Arpels, Versace, and many other internationally recognized luxury retailers and flagship boutiques along Madison Avenue and Fifth Avenue

DEMOGRAPHICS

645 Madison Avenue is positioned in the heart of Manhattan's prestigious Plaza District, one of New York City's premier luxury retail and business corridors. Surrounded by world-renowned fashion houses, five-star hotels, fine dining, and iconic cultural destinations, the area attracts affluent shoppers, global tourists, and leading corporate tenants year-round. With unparalleled visibility along Madison Avenue, immediate access to Central Park, Fifth Avenue, and multiple subway lines, 645 Madison Avenue offers an exceptional blend of prestige, accessibility, and enduring value, making it one of the city's most sought-after addresses for luxury brands and high-profile businesses.

350,000
PEDESTRIANS
1 mi radius

\$158,101
AVG INCOME
1 mi radius

112,753
HOUSEHOLDS
1 mi radius

750,000
DAYTIME POP.
1 mi radius

MIDTOWN LOCATION

